

Aldermen

Ward 1 Position 1 - Robert Reynolds
Ward 1 Position 2 - Brenda Thiel
Ward 2 Position 1 - Kyle B. Cook
Ward 2 Position 2 - Don Marr
Ward 3 Position 1 - Robert K. Rhoads
Ward 3 Position 2 - Bobby Ferrell
Ward 4 Position 1 - Shirley Lucas
Ward 4 Position 2 - Lioneld Jordan

Mayor Dan Coody
City Attorney Kit Williams
City Clerk Sondra Smith



**City Council
Meeting Minutes
January 18, 2005**

A meeting of the Fayetteville City Council was held on January 18, 2005 at 6:00 p.m. in Room 219 of the City Administration Building located at 113 West Mountain Street, Fayetteville, Arkansas.

Mayor Coody called the meeting to order.

PRESENT: Alderman Reynolds, Thiel, Cook, Marr, Rhoads, Ferrell, Lucas, Jordan, Mayor Coody, City Attorney Kit Williams, City Clerk Sondra Smith, Staff, Press, and Audience.

Pledge of Allegiance

State of the City Address:

Mayor Dan Coody gave the State of the City Address. A copy of the address is attached.

Election of the Vice Mayor:

Alderman Lucas moved to appoint Alderman Jordan to serve as Vice Mayor. Alderman Marr seconded the motion. Upon roll call the City Council unanimously voted for Alderman Jordan to become Vice Mayor.

Board Appointments by the Fayetteville Housing Authority Board: Robin Ross & Deborah Olsen:

Alderman Marr moved to approve the Housing Authority Board appointments. Alderman Lucas seconded the motion. Upon roll call the motion passed unanimously.

CONSENT:

Approval of the Minutes: Approval of the December 7, 2004, December 28, 2004, January 4, 2005, and January 6, 2005 City Council meeting minutes.

The January 4, 2005 and the January 6, 2005 meeting minutes were pulled from the agenda.

ESRI, Inc. Annual Maintenance Agreement: A resolution approving the annual maintenance agreement in the amount of \$28,124.72 with ESRI, Inc. for Geographic Information System (GIS) software maintenance and upgrades.

Resolution 09-05 as Recorded in the Office of the City Clerk.

Hansen Technology, Inc. Purchase Request: A resolution approving a purchase request to Hansen Technology, Inc. in the amount of \$55,086.88 for 2005 service and maintenance fees.

Resolution 10-05 as Recorded in the Office of the City Clerk.

Pumping Unit Purchase: A resolution approving the purchase of one (1) portable, hydraulic-powered centrifugal pumping unit from Thompson Pump and Manufacturing Co., Inc. in the amount of \$24,431.50.

Resolution 11-05 as Recorded in the Office of the City Clerk.

McClelland Consulting Engineers, Inc. Contract (Wedington Drive): A resolution approving a contract with McClelland Consulting Engineers, Inc. in an amount not to exceed \$54,000.00 for survey and preliminary design services for water and sewer relocation for highway improvements to Wedington Drive.

Resolution 12-05 as Recorded in the Office of the City Clerk.

McClelland Consulting Engineers, Inc. Contract (Razorback Road): A resolution approving a contract with McClelland Consulting Engineers, Inc. in an amount not to exceed \$22,800.00 for survey and preliminary design services for water and sewer relocation for highway improvements to Razorback Road.

Resolution 13-05 as Recorded in the Office of the City Clerk.

Police Vehicle Purchase: A resolution authorizing the purchase of thirteen (13) Ford Crown Victoria Police Interceptors from the North Point Ford of Little Rock at a total cost of \$261,989.00.

Resolution 14-05 as Recorded in the Office of the City Clerk.

Insituform Technologies, Inc. Contract Renewal: A resolution approving a contract renewal with Insituform Technologies, Inc.; and authorizing the expenditure of an amount not to exceed \$338,250.00 for sanitary sewer lining services.

Resolution 15-05 as Recorded in the Office of the City Clerk.

South Fayetteville Community Development Corporation Fee Waiver: A resolution to waive the building permit fee and other developmental fees for homes to be constructed by the South Fayetteville Community Development Corporation.

Resolution 16-05 as Recorded in the Office of the City Clerk.

Alderman Jordan moved to approve the Consent Agenda with the January 4 and January 6 meeting minutes removed. Alderman Lucas seconded the motion. Upon roll call the motion passed unanimously.

UNFINISHED BUSINESS:

RZN 04-1330 (Dunnerstock): An ordinance rezoning that property described in Rezoning Petition RZN 04-1330 for property located on the west side of Ruple Road containing approximately 19.84 acres from RSF-1, Residential Single Family, One Unit per Acre to RSF-4, Residential Single Family, Four Units per Acre. *This ordinance was left on the second reading at the January 4, 2005 City Council Meeting.*

Alderman Jordan moved to suspend the rules and go to the third and final reading. Alderman Lucas seconded the motion. Upon roll call the motion passed unanimously.

Mr. Williams read the ordinance.

Mayor Coody asked shall the ordinance pass. Upon roll call the ordinance passed 7-0. Alderman Rhoads was absent during the vote.

Ordinance 4671 as Recorded in the Office of the City Clerk.

R-PZD 04-1307 (Aspen Ridge): An ordinance establishing a Residential Planned Zoning District titled R-PZD 04-1307, Aspen Ridge located south of 6th Street, west of Hill Avenue, northeast of 11th Street along Town Branch Creek containing approximately 27.969 acres, more or less; amending the Official Zoning Map of the City of Fayetteville; and Development Plan as approved by the Planning Commission. *This ordinance was left on the second reading at the January 4, 2005 City Council Meeting.*

Alderman Ferrell moved to suspend the rules and go to the third and final reading. **Alderman Reynolds** seconded the motion. Upon roll call the motion passed unanimously.

Mr. Williams read the ordinance.

Alderman Cook stated he would have to recuse from this vote.

Alderman Thiel: I would like to compliment Mr. Broyles, the owners and the other developers of this project. They have gone out of their way; I think Mr. Broyles has in particularity, visiting with the neighborhood and addressing the impact of the stream. They have also worked with the Audubon representatives on ways they can protect and enhance the water way. I have had and the neighborhood has had a lot of concerns about potential flooding at this project. The more I have visited with Mr. Broyles and looked at this project, we have to depend upon the engineers that they will design this properly. The city has a good staff of engineers that will oversee this project. They have to guarantee that they will not increase the problem; they can't guarantee that they will make it better but they have to guarantee that their project will not increase it. One thing that has been pointed out is that the water way will probably, through this project, stay much cleaner than it has over the past few years. Some of the debris and so forth that gets in this water way contributes to some of the flooding downstream. I think that in itself is valuable that the stream will be kept cleaner. I at this point will probably support this project. I think it will certainly enhance that neighborhood. I am really glad that most of the project is going to be owner occupied; I think that complements that neighborhood.

Mitch Woody: I am all for this project. Most of the residents that live around there feel like it is a lot better to have beautiful town homes than to have what was there before. The Planning Commission, Mayor and city officials have done a lot of hard work to make this project go through. As a former real estate broker from Texas I can appreciate that hard work.

He handed out a packet to the City Council that showed the extension of Brooks Avenue from Phase 2 of Aspen Subdivision. It shows that Brooks Avenue will be built and tie in with Twelfth Street. He said there are 12 families living on Twelfth Street and that they are very happy with the way it is now but progress has to go on. It is a dead end street right now. He is concerned with the possibility of in the future extending Brooks Street all the way to Fifteen Street. Originally when the subdivision was platted to show the street, Brooks Avenue was going all the way to Fifteenth Street, it was vacated back to the property owner in 1993. He said as it stands right now the only options that we have would be to tie it in with Twelfth Street which wouldn't be that bad.

Mr. Woody explained the map that he presented to the City Council and the different routes around this area. He also discussed the traffic study that was completed in this area. He stated he did not feel the numbers were accurate. He stated the engineers are from Little Rock and it is difficult for them to tell what the traffic flow actually is. He stated he is concerned about their numbers.

I am not here to try to put a halt to this. I believe the project should go through rapidly. I just wanted to let everyone know how we feel around the neighborhood. Mayor Coody indicated

today that Mr. Dumas and Mr. Pate were going to try to put together a package for the Mayor so the Mayor could contact Pinnacle at some future date and see if they wouldn't agree to donate a strip of land through there for the street. Of course we couldn't ask the developer to come back and put a street in after everything is already done. Mr. Dumas suggested that the City might later put in a street through a street improvement project. It is really needed. I would like to thank the Mayor for working with us and talking to Pinnacle.

Mayor Coody: I did hear from Pinnacle this afternoon and they said the immediate answer was no but they were going to kick it up the chain of command.

Mitch Woody: Whatever you can do in the future. I would hope that the City Council would agree that that street is needed. Thank you so much. I know it is a lot of hard work and this is a great project.

Aubrey Sheppard a resident of the neighborhood: I agree with most everything everybody said. I was asked the last time I was here who has problems with this. I said a lot of people feel that if they take the trouble to come down they do not think they will be listened to. That is a fact. I talked to one lady and she stated if she comes here and tells people how close that water came to her house three different times last year and she decides to move and sell, she might not be able to sell her home because the water goes almost out to the street without getting in her house. Just a little bit of change in the floodplain up stream could make that difference that is something hard to guarantee. It is close to being dangerous anytime you live in a floodplain or very near one. When these houses were built it wasn't a dangerous situation because we didn't have all the paving on the University campus or a lot of things built up there. Each project that is done from now on and as it has been for years will increase, as it has, the potential of flooding downstream. That is why we spoke with Mr. Broyles many times and with this Council about the significance of being sure that we don't increase it at all if possible. We can't keep a 10 inch rain from coming and we can't guarantee it won't get up a little higher than it ever has even now. It is sort of like the global warming argument even if mankind's acts are not causing it then maybe we still need to be sure that what we do choose to do doesn't aggravate it, if it is occurring naturally. We know it is occurring for come reason.

He showed the Council some photographs of the property and the water that floods the property.

Alderman Rhoads: Are these the same photographs that are on your website?

Aubrey Sheppard: One of these is on the website the other one isn't.

Alderman Rhoads: Mr. Sheppard are you contending that you are very certain that because of this development that all these things are going to happen. That people's homes are going to be flooded or that it is just a possibility.

Aubrey Sheppard: Three times last year the water got very near property.

Alderman Rhoads: Are you contenting it is just a possibility or are you fairly certain that it is going to happen?

Aubrey Sheppard: Well, I don't make it rain so I am not going to make it happen but rain comes and if it should come as it did three times last year and get out of the banks then it's basically a slew parallel to the town branch.

Alderman Rhoads: Have you talked to the developers about this issue?

Aubrey Shepperd: Sure. We talked about it first last April as I recall.

Alderman Rhoads: What did they say?

Aubrey Shepperd: They are hoping their engineers get it right so that it can't happen. What I was pointing out, that I am not sure the engineers concluded, was that the over flow when the creek gets up as it did last year, then the water gets out there. If that doesn't occur, water goes down stream faster.

Mayor Coody: Mr. Shepperd what is your recommendation to the City Council? Are you asking the Council to deny the development?

Aubrey Shepperd: Not at all. I am not sure I am doing anything but maybe talking about the future. When you look at developments and when your engineers get plans in, in a water shed area that may not be identified on a map as an over flow or flood plain area it may not say wet land. The Corp of Engineers and the Department of Environmental Quality get their information from what the engineers give them from the site. I think they are hoping that it will not cause any problems. I don't think that they would willingly create that problem. I would ask them to adjust those plans a little bit to see that as much of the flood plain is there to allow the water to flow as it does now. That could possibility help the situation.

Mayor Coody: I know this development has been in the works for about two years and they have done a lot of changing to the plans. They have worked with our storm water engineers and the neighborhood extensively to make something that would be palatable to pretty much everyone.

Aubrey Shepperd: Some of us in the neighborhood have tried to be available every chance we had to visit with them and look at things with them and they have been very good about that, this is not a complaint about that at all. Planning Commission when this was finally announced put one sign on Sixth Street, that didn't show the people that there was development coming anywhere else down the street or anywhere connected to it. So, people didn't know they should come to comment except when they were told it would affect them. There was one story in one of the newspapers that actually mentioned the limits of this development site. I would say we need to notify more people not just adjacent property owners. Thank you.

Mary Bassett, owner of Bassett Mix Real Estate Company stated she appreciated the opportunity to speak. She said she is very familiar with this property and what it looked like before the developers bought it. She stated none of this property was listed. She represented the developers in acquiring it; they went to each tract of land individually and approached them about selling their property. The majority of them got more financial gain by these developers

buying their property. They gave more than the appraised value for many of these properties to accumulate the property to make it a whole 30 acres that they could develop in a feasible way and to help in the redefining of south Fayetteville. She stated it is going to be a beautiful project and she is very proud to represent them.

Melissa Terry with Audubon Arkansas: The developers have been very good about working with us. Audubon has tried to be a third party to help broker some of this discussion. I think a lot of the tension that has come up is a natural consequence of some of these downtown areas getting infilled. The reason they weren't in the first place is because they were problematic environmentally. Audubon has over the past year and a half worked with the developer and the neighborhood association. We have invested approximately \$200,000 in grant funds along this drainage. We see this as an investment in green infrastructure, a piece of infrastructure that's just as important as the city sewer or cable. This infrastructure has vital long term economic consequences for our community. We will do everything we can to keep working with the parties and I ask for your support as we go along.

Alderman Lucas: You had originally recommended 28 feet for that street with the idea that it would be going on to Fifteenth. Should we go back to 28 feet, does that allow a turn lane or why were you recommending 28 feet?

Jeremy Pate: The initial recommendation for 28 feet would allow on street parking. We were looking initially at the number of traffic that would be generated and the potential for it to get to Fifteenth Street. That would probably become much more of a through connection south to Fifteenth Street. The Planning Commission voted to recommend that go to 24 feet; it is just connecting to Twelfth. As the traffic study indicates only about 4% of the traffic will leave Phase 2 along Brooks and then Twelfth Street to go south. I feel comfortable recommending the 24 foot wide street as the Planning Commission has also indicated.

Alderman Lucas: Does that allow a turn lane later?

Jeremy Pate: It does not.

Larry Smith voiced his concern about the traffic.

Alderman Thiel: We should be very cautious whenever we vacate streets and alleys. This is a good example of no one foreseeing this project. I hope everyone understands that this is not something that we can do without condemning that property and paying money for it. I hope everyone understands that our hands are kind of tied in trying to make this extension.

Alderman Reynolds: Brenda and I have spent a lot of time in this area, we have done a lot of extra clean ups, we have taken tons of trash out of this area. When I heard Mr. Broyles was going to come in and take out these eyesores, which was the worst nightmare this city has ever had, those two parks, I thought it was a blessing for us and for our neighborhoods. For him to take on a project this size, you are not always lucky enough to get a home town guy to do a job like this. I know he is going to do a good job and he is going to do it right. I am going to support the project and I hope the neighbors do too at this point.

Alderman Marr: I want to thank the Audubon, the neighborhood association and the developer for working together because I do believe we need to push infill development in our city. I think it keeps us from annexing and putting in infrastructure outside of the core that cost us a lot more than continuing to invest in areas that are already there. I do realize we are going to have some difficult situations in doing that. I think it takes creativity to get through that, I appreciate the people who have done that. I am thrilled that we are having an infill project in south Fayetteville.

Alderman Jordan: I want to be sure that a 24 foot wide street is going to work. I am a big proponent of planning and what might occur. In your expert opinion we do not need a 28 foot street?

Jeremy Pate: A 28 foot wide street is considered a local street it handles 3,000 to 5,000 vehicle trips per day. That is not something we anticipate in this area. The 24 foot wide street in our Master Street Plan is considered a residential street and is probably more appropriate in this area. Most of the streets are actually a little wider and Twelfth Street is approximately 31 feet wide. It was developed like that to meet our ordinances in the past. The amount of traffic will probably never get to that point. We feel it is an adequate number at this point. It will allow for on street parking. Many of the streets downtown that handle much the same amount of traffic are the same width or narrower.

Alderman Lucas: If we do get the street through to Fifteenth Street will there be room for a turn lane?

Jeremy Pate: Yes that could be accommodated.

Mayor Coody asked shall the ordinance pass. Upon roll call the ordinance passed 7-0. Alderman Cook recused.

Ordinance 4672 as Recorded in the Office of the City Clerk.

Downtown Master Plan Redevelopment District Number Two Adoption: An ordinance forming the Downtown Master Plan Redevelopment District Number Two pursuant to Amendment 78 of the Arkansas Constitution and authorizing the preparation of a project plan. *This ordinance was left on the first reading at the January 4, 2005 City Council Meeting.*

Mayor Coody: I suspect this will be tabled at this meeting?

Kit Williams: Mr. Mayor I think you are correct on that, at this point until we have some resolution from the legislative or more likely from the courts I think that the TIF Districts, all of them in the State are kind of up in the air. My recommendation would be that you simply move to table this district indefinitely and then if something changes in the future we can bring it back.

Alderman Jordan moved to table the ordinance indefinitely. Alderman Marr seconded the motion. Upon roll call the motion to table indefinitely passed 6-0. Alderman Ferrell and Thiel were absent during the vote.

Alderman Rhoads: Kit it is my understanding that a lawsuit has been or will be filed in the Jonesboro area?

Kit Williams: I don't know if it has already been filed but there is a \$6 million note that they were counting on the 25 mils, so I think there is a big inspiration for someone to file a suit. The person that has the debt now, it looks like it is now his personal debt, that he thought was going to be paid by tax increment financing. I am certain that suit will be filed.

Alderman Rhoads: Will that suit bring about some clarity on the issue and if so roughly how long do you think that might take?

Kit Williams: It kind of depends to some extent of whether or not there are any factual issues at all. I would not anticipate much in the factual issue I think it is all mainly a legal argument. I think it could rapidly go up to the Supreme Court before any final decision would have to be made. I would think it could go there within a year and possibly even quicker. I doubt if it would be quicker than that though.

Downtown Master Plan Redevelopment District Project Plan: An ordinance adopting the Project Plan for the Downtown Master Plan Redevelopment District, and finding the plan is economically feasible. *This ordinance was tabled at the January 4, 2005 City Council Meeting to the January 18, 2005 City Council Meeting.*

Alderman Marr moved to table the ordinance indefinitely. Alderman Jordan seconded the motion. Upon roll call the motion to table indefinitely passed unanimously.

I-540 Redevelopment District #3 Adoption: An ordinance forming the I-540 Redevelopment District Number Three pursuant to Amendment 78 of the Arkansas Constitution and authorizing the preparation of a project plan. *This ordinance was left on the first reading at the January 6, 2005 City Council Meeting.*

Alderman Jordan moved to table the ordinance indefinitely. Alderman Marr seconded the motion. Upon roll call the motion to table indefinitely passed unanimously.

NEW BUSINESS:

Planning Commission Appeal (Crystal Goedereis): An appeal filed by Crystal Goedereis regarding Planning Commission's denial of RZN 04-1333 (J.B. Hays) for property located at 1882 Starr Drive as submitted by Crystal Goedereis.

Crystal Goedereis: I would like this item tabled until the City Council can tour the property.

Debbie West 3511 Madison Drive: this summer we bought our home on Madison; this property is right behind us. We heard all kinds of animal noises and got curious and wanted to know what was back there. We talked to the men in the dental lab; they showed us around the property. They were very nice and very friendly. They did tell us they were going to be moving sometime after the first of the year out of the dental lab, that they were getting new offices and that Dr. Hays was going to be developing this land. I failed to mention this at the Planning Commission meeting. I have no reason not to believe those people that that lab is not going to be there forever. Put yourself in my position, would you want any kind of business coming in right behind your home. It was zoned for single family homes when we bought our property. I am asking you to deny his appeal because it is the right thing to do.

Carol Marx a resident of Starr Drive stated that when the St Joseph project was first developed the neighborhood brought up the concern that St. Joseph would actually introduce multi use into the neighborhood. We were told then that our fears were unfounded and that churches are in residential areas throughout Fayetteville. She stated that Crystal mentioned in the Planning Commission meeting that she had no plans to develop this property as long she lived there. I now hear that they are telling the other neighbors that they do plan on developing. I find it hard to accept that Dr. Hays would pay \$1.5 million for property that he doesn't plan on developing when he doesn't reside on the property. I am asking you to deny this zoning, it has a far reaching effect, if you do zone it R-O and he decides to sell it they can build office buildings there or trailer parks. This is property that is completely surrounded by residential homes. I am asking you to keep the character of that neighborhood as residential homes. Thank you for hearing my comments.

Mr. Rodney Marx: When Dr Hays bought this property it was already zoned single family one per acre. We feel it is a proper zoning for the area because it is surrounded by that. We live on Starr Drive and most of the houses are 2 and 3 acres where we are and then you have Barrington behind that which is a single family four. We are okay with that too we think that's the proper zone for it. We do not feel like the neighborhood should conform to what he wants to do with the property, he should conform to what the neighborhood is. We ask that you deny the appeal, not rezone this leave it as is.

Alderman Ferrell: Has there been any movement at all by the applicant in the way of a Bill of Assurance?

Jeremy Pate: The only discussions that we have had with the applicant were prior to the Planning Commission meeting in discussing what they would like to do with this property. Concerns were brought about before the Planning Commission and now the Council about what the land use of that property is. With a straight rezoning the use units here that are with the zoning district are the uses that are allowed. That is really the only discussions that we have had with the applicant.

Alderman Reynolds moved to table the appeal until the February 1, 2005 City Council meeting. Alderman Ferrell seconded the motion. Upon roll call the motion to table passed unanimously.

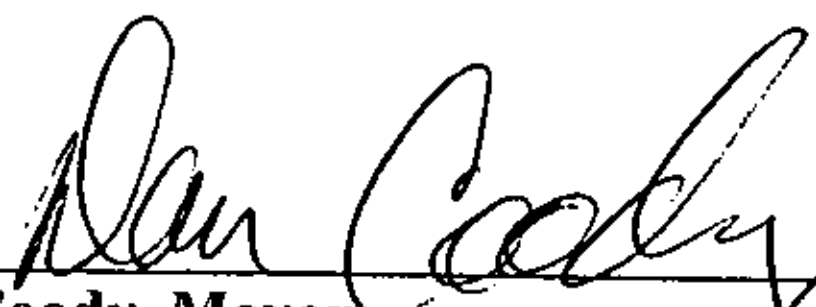
OMI Contract Amendment No. 11 (A): A resolution approving amendment No. 11 (A) to the contract with Operations Management International (OMI) in the amount of \$76,693.10 for extending the term of the agreement for operations, maintenance and management services and additional five (5) years; and approving a budget adjustment transferring \$76,693.00 from Use of Fund Balance to PCP Operation Contract Fund.

Mayor Coody: I think staff has asked that we table this.

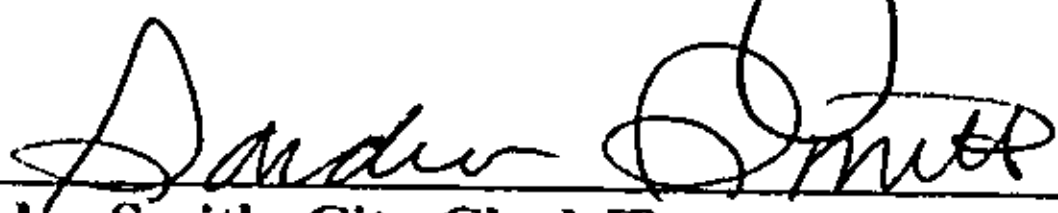
Dave Jurgens, Water and Sewer Department: We do ask that this be tabled. The first generator would have to be in place and in use by June 1 so this is somewhat time sensitive. We are working with OMI to revise the contract.

Alderman Jordan moved to table the resolution until the February 1, 2005 City Council meeting. Alderman Ferrell seconded the motion. Upon roll call the motion to table passed unanimously.

Meeting Adjourned at 7:25 PM.



Dan Coody, Mayor



Sondra Smith, City Clerk/Treasurer

STATE OF THE CITY 2005

The City of Fayetteville is continuing to grow and prosper. We will further define the future of our City with the decisions we make this year.

I want us to look toward the future tonight at what we expect to achieve as a Council, as a City, and as a Community.

But first we need to take a brief look at what we have accomplished in 2004.

In our Development Engineering and Engineering Design Services Divisions

- The final section of Old Missouri Road between Old Wire road and Joyce Blvd is nearing completion, and will improve safety for our drivers and our pedestrians.
- The rewrite of UDC Chapter 170 - Stormwater Management, Pollution Prevention and Erosion Control has been completed and is ready for Ordinance Review.
- A contractual relationship has been developed for a biological stream assessment in conjunction with UA.
- Designed 10 Capital Improvement Projects that are currently either under construction or completed in 2004 such Shiloh Drive Widening, Broyles Road Extension, School/Archibald Yell Intersection Improvements, Milsap/College Intersection Improvements
- Provided engineering & surveying assistance for other City Divisions for 10 additional Capital Improvement Projects such as Gregg/Poplar & West/Maple Signalization, School Street Improvements, Amber Drainage Improvements, Ruppel Road Waterline Extension, Mount Sequoyah Land Purchase

- Performed 16 Preliminary Studies & Concept Plans for future Capital Improvement Projects and for other City Divisions such as the City Transportation Improvement Plan, Red Oak Park Drainage Improvements, Downtown One-Way Street Conversions, Highway 71B East Square Redevelopment TIF Plan for Public Improvements, I-540 TIF Plan for Public Improvements, Airport Entrance Improvements

In our Fleet Division

- The time required to ready a Police car for street utilization has been streamlined with development of a wiring harness for lights, siren, cameras, computer etc. by a Fayetteville manufacturer. At \$795, this is a relatively low cost item, but it indicates the initiative and creativity of our staff to work with a local manufacturer to develop a product which reduces the labor and time necessary to install all the various intricate components found in today's police cars. This effort has reduced the time necessary to ready an individual car from 128 hours to 54 hours, a savings of 74 hours or a monetary savings, less all material costs of about \$3,000 per car. The savings in 2005 from this creativity will be over \$40,000 with the 13 police vehicles being purchased this year.

In our Parks Division

- The Community/Regional Park acquisition and development is well underway in the first-of-its-kind program for Fayetteville which includes large-scale planning for a mixed-use development fully integrated with 233 acres of active and passive public spaces, trails, and natural conservation areas.
- The community involvement necessary for another 1st place award in the "America in Bloom" National Competition was successfully undertaken.

- West Mud Creek Trail, Walker Park Trail, Walker Park Senior Trail and Frisco Park Trail all completed in 2004. The Frisco Trail opening ceremony is tomorrow, January 19, 2005.

In our Transportation Division

- We improved winter weather driving safety with the initiation of the salt brine program for the prevention and removal of snow and ice from our City streets.
- 12.5 miles of deteriorated streets were rehabilitated.
- 17,500 linear feet of sidewalk were built or replaced.
- 72.5 tons of litter were removed with the use of work release trustees from our Police Department
- Traffic Signals at Gregg & Poplar and Maple & West were installed.

In our Parking and Telecommunications Division

- Installation of major electrical service in the Dickson Street Area for use by festivals and various special events was installed

In our Building Safety Division

- 6,280 permits were approved and over 34,000 inspections were performed.
- A policy requiring trash containers and portable toilets at construction sites was implemented and most citizen complaints have been eliminated.

In our Community Resources & Code Compliance Division

- 11 rehab projects were completed. This included, among other things, replacement of windows, doors, plumbing,

electrical wiring, roofs, floors, insulation and heating.
Maximum cost per project is \$20,000.00.

- 32 emergency repair projects were completed. These repair projects are limited to a cap of \$5,000.00 and include repairs relating to electrical hazards; roofs, heating, water leaks and sewer problems.

In our Solid Waste and Recycling Division

- The Curb the Clutter program grew to 62 areas being sponsored with approximately 10 tons of litter collected during 2004.
- The Great American Clean-up was sponsored with Keep Arkansas Beautiful. The efforts resulted in 130 volunteers dedicating 408 hours, collecting 2.2 tons of litter off city streets, removing almost one ton of trash from Lake Fayetteville, collecting over 29 tons of bulky trash and scrap metal from South Fayetteville and almost 2 tons during the trails clean up.
- City Ward Clean ups, various creek clean ups, and the annual Bulky Waste Round-up resulted in 6.6 tons of brush collected, 188 tons of trash was disposed of, and 100 tons of scrap metal recycled.
- We saw a 200% increase in tonnage collected from bulky waste curbside service from 151 tons in 2003 to 462 tons in 2004.
- We sent to recycling markets 5,200 tons of materials from the curbside, drop off and in house programs. This represents a 6% increase over 2003 totals. This included recycling 80 tons through the In-House program (Government offices and Schools) and 20 tons through the commercial igloo program.

- We collected and processed 1,600 tons of yard waste curbside in 2004. In comparison 1,400 tons were collected in 2003, this realizes a 14% increase in tonnage collected.

In our Planning Division

- 441 subdivision/development/land use applications were accepted and processed
- 643 Planning Reports were prepared in 2004 compared to 462 reports in 2003.
- Staff planned for the implementation of a Downtown Master Plan, coordinating assistance from the planning/architecture firm of Dover, Kohl and Partners. The City Council adopted the Downtown Master Plan in 2004, and staff continues efforts to implement various aspects of the Plan, including adoption of the zoning codes.
- Long-Range Planning activities centered on the topic of annexation in 2004, providing for the city-wide Island Annexation ordinances adopted by Council in July.
- Staff developed an "Attainable Housing Element" for the 2020 General Plan for presentation to the Planning Commission and City Council.

In our Billing and Collection Division

- We refunded 15,181 Utility Deposits for a total in excess of \$535,000. This refunding was authorized by City Council for customers who had been on the utility system for more than one year and paid on-time. Completed 1st year of web/telephone billing payments receiving \$253,685 from 4,465 payments with a goal of increasing payments made with this method by 20% this year

In our Accounting Division and Budget and Research Division

- We converted the city's financial statement presentation to GASB34 Standard which requires government financial reports to look more like business financial statements.
- We were awarded the GFOA Distinguished Budget Presentation Award in 2004 and Certificate of Achievement for Excellence In Financial Reporting for the 2003 Financial Reports.

In our Building Services Division

- Construction of Fire Station 7 was initiated during 2004 with completion slated for the 1st Quarter 2005.
- Construction of a replacement Water & Sewer Operations Facility was initiated during 2004 and is scheduled for completion in the 2nd Quarter 2005. This facility was originally scheduled for construction in 1989.
- We are on target to purchase the Tyson Complex at Happy Hollow and Huntsville Road. This new public facility will house a new fire station number 3 and address our space needs for next 10 to 15 years.

In our Information Technology Division

- The City's Website averaged 850,000 successful hits per month during 2004 with an average of 24,000 individuals accessing information monthly.

Here's what the library accomplished in 2004:

- FPL and the City sold the Roberta Fulbright building and annex for \$1.7M.
- On October 9, the FPL opened the \$23.3M 88,000 square foot Blair Library on time and on budget.

- The community reached out to help the library in unprecedented numbers. Nearly 15,000 volunteer hours were donated-a 40% increase over previous years.
- FPL implemented the first RFID (radio frequency identification) library project and the first book conveyance and sorting system with automatic check-in in Arkansas.
- Library check-outs increased 40% in the months after opening to over 70,000 items checked-out.
- The number of people registering for new library cards rose by 800% in the first two months after Blair Library opened.
- The Library received \$50,000 grant for children's literacy and basic workforce skills resources from the Area Wal-Mart Stores.
- FPL Foundation received a \$250,000 gift to the capital campaign from the Area Wal-Mart Stores and Sam's Clubs.
- The Library created the Center for Writers at FPL with a grant from the Arkansas Arts Council. Bob Ford is the first author-in-residence.

Here are a few items from the Police Department:

- We have appointed a new Police Chief, Frank Johnson, another of our police officers who progressed through the ranks of the Fayetteville Police Department to rise to the rank of Chief.
- Detective Gary Crews was named the 2004 police officer of the year by Attorney General Mike Beebe
- A contract was negotiated with Washington County that will allow for the closure of the Fayetteville City Jail.

- The department conducted the first Citizens Police Academy. It was attended by 12 Neighborhood Assn members.
- The department started a Crisis Intervention Unit to deal with domestic violence and mental health cases.

During 2004 the Fire Department set and achieved several goals, which will help the organization in its effort to improve the quality and level of service it provides to the citizens of Fayetteville.

- The most important success achieved by the Department in 2004 is the completion and distribution of the comprehensive Fire Station Concept and Deployment Plan.
- Fire Station 7 - We began construction of the Department's first expansion fire station in 26 years. Construction of Fire Station 7 began during later part of the spring of 2004 with the anticipation this facility will be complete during the first quarter of 2005.
- Fire Safety Trailer - The Fire Department also liquidated several capital assets which were gathering dust and utilized the proceeds from those items to fund the purchase of a new Fire Safety Education Trailer.
- Firewise Program - We worked closely with the Arkansas Department of Forestry to begin the process of establishing a Firewise Board. The Firewise program was established by the US Department of Forestry in an effort to assist in the mitigation of wildland-urban interface fires.
- Wellness & Fitness Program - We initiated our Wellness and Fitness program for fire fighters, in conjunction with the University of Arkansas.

In our Water and Sewer Department

- The new Westside Sewer Plant is on target to have construction completed by the end of 2006, with the crossover of service beginning immediately with full operation underway in the Spring of 2007.
- Water/Sewer Maintenance employees designed and installed 8,498 feet of water main line from 2 inch to 12 inches in diameter, and installed or repaired 132 fire hydrants.
- Water mains were installed and/or replaced on Lafayette (in coordination with the AHTD repaving project), South School (in coordination with the Blair Library opening), Ruppel Road (supporting the new Fire Station), and in other areas of the City.
- Water/Sewer Division employees also designed and installed 5,658 feet of sewer main line from 6 inch to 12 inches in diameter throughout the City including Hotz, Mountain, Highway 265, Prospect, Lakeridge, Strawberry, and other locations.
- We also washed a record 184 miles of sewer lines, televised a record fifteen miles of sewer lines in 2004.
- All of these accomplishments came in a year when the division reduced overtime by over 2,800 hours from 2003.

What should Fayetteville achieve this year and perhaps for the next 2, 3 or 4 years?

We are having or will have discussions with others that should lead to positive results which include:

- Coordination with other governmental entities within Washington County concerning emergency ambulance services on how this service can be improved and funded in a

cities because of our traffic management and planning efforts. But we need to solve existing problems as well as prepare for the future. The Street Committee is currently reviewing a comprehensive list of street improvements that will greatly aid traffic safety and accessibility throughout our City. Review and adjustments to that list are welcome and should be fully discussed by the Street Committee and by the full City Council. However, this street improvement program is of critical importance to the citizens of Fayetteville and should move forward with an objective of establishing a final project list by the end of February. When this list is final, the Engineering staff will update the cost estimates and we will prepare for a public vote on a bond issue for serious traffic improvements. This is probably the most important issue facing our community today. Our current efforts are not keeping pace with our needs and we must address those needs or face traffic safety and congestion issues that we will all find unacceptable.

- Access improvement to the Northwest Regional Mall, CMN Business Park and Washington Regional Hospital is critical in the coming year. It is unlikely that significant improvements can be accomplished this year, but we need to develop a functional plan to improve access to this important retail/office/healthcare area. Some improvements may necessitate coordination with the City of Johnson and other local governmental agencies.
- We must secure the redevelopment on the Mountain Inn property. We have to use whatever tools are available to us to remove this dangerous eyesore. At this time, we have a development group willing and able to place their money into a new, high-quality development that will greatly aid in the reinvestment in Downtown Fayetteville. This private reinvestment will begin to build synergy for other private

investments. This project is important for our community. Even if the current project cannot come to fruition, one way or another, the Mountain Inn must be removed. We must have the vision and the will to move forward to get this ruined building torn down.

- We are on the cusp of obtaining the land and beginning the development of a new community park in Southwest Fayetteville. This is a project that is being brought forward only because of a innovative approach and a development group willing to take a chance on the viability of housing development in this area of the City. This is another of those opportunities that cannot be passed up. We must commit to a quality community park and an improvement schedule that will see this park begin construction in 2005. This fully-planned, 800 acre mixed-use development built around a 233 acre regional park is the first of its kind for Northwest Arkansas and perhaps the State. This public/private partnership makes it possible for Fayetteville to finally have the one-of-a-kind park we have long needed while saving our citizens about \$3 million.

But as we work to resolve these defining issues we have to do it in the context of maintaining our core services. We cannot continue to have record growth year after year and expect Fayetteville's city staff to handle it with no additional help. We have increased efficiencies and levels of productivity unlike any time in our past but we must realize any organization that becomes too overburdened for too long will fail. None of us want to increase taxes yet all of us want to maintain our high level of city services. We can't continue to dance to opposing fiddlers. We have done all we can to provide the best possible product for the lowest possible cost to our citizens, but we have come to the inevitable decision point. We have suffered unavoidable increases in our costs of doing business such as

insurance, construction materials, fuel, wage pressures, and inflation to name a few, set against the backdrop of the need to expand core services that do not pay for themselves, such as fire, police, and transportation. At the same time Fayetteville has maintained the lowest tax rate by far in Northwest Arkansas. If we simply tied the next lowest tax rate in the corridor, which would be Rogers', we would catch up with our needs for the foreseeable future and probably beyond. If we choose to live with our existing rate then we will have to make serious cuts to services. This year we will have to make those hard decisions we have been putting off.

But the news for Fayetteville is astoundingly good. We live in one of the most liveable cities in America, one of the best places to retire, build a career, raise a family, spend time outdoors, take in the arts, and find fulfillment. In short, Fayetteville is an excellent place to simply enjoy your life. That is why we have been discovered, and all of our decisions must be measured to protect and enhance this immeasurable, intangible, irreplaceable quality.

I look forward to our work together in this effort to continue creating new and unique opportunities, setting the stage for bold ideas and thoughtful action, and, at the end of the day, finding satisfaction in a job well done.